

# Successful Land Acquisition

September 30<sup>th</sup> 2013



Deckman Hollow Road, Designated Buyout Area– Sept 9<sup>th</sup> 2011

# My Role...

- The Hazard Reduction Planner works in the Co. Planning Dept.
  - Provides services to all 52 municipalities including:
    - Floodplain management advice
    - Grant administration
    - Planning and outreach assistance
  - Services are offered upon request, no municipality is forced to participate

# Past Mitigation Efforts



- 142 properties throughout the County have been acquired with mitigation funds
  - Soon to be 160+
- Total estimated value of these projects is in excess of \$12,000,000
  - Soon to be \$16 M +
- Acquired properties are returned to open space for perpetuity and ownership rights are deeded to their respective municipality



# Designated Buyout Areas

- Our major damage areas have designated buyout areas
  - Typical rules of thumb
    - If its in the floodway its a buyout
    - If its substantially damaged, the municipality will probably authorize a buyout
  - Targeted buyouts are listed in our Hazard Mitigation Plan

Project: PP2  
(LEWIS ACQ 001 Willowan)



Street Address: 899 Lower Bodines Rd.

Parcel ID: 24-210-147.A

Lat/Long bldg range:

41 26 9.75 N, -76 59 38.91 W (north)

41 25 55.11 N, -76 59 51.55 W (south)

41 26 3.92 N, -76 59 31.84 W (east)

41 25 57.42 N, -76 59 57.73 W (west)

FMV: \$538,580

# How the mitigation grant process works in Lycoming Co.

- Homeowner or Municipality brings a project to the County's attention
- I verify that both parties are agreeable to the project
- The County will then identify funding, scope grant application, and apply on behalf of the Municipality
- Awarded grants are usually managed by the County in coordination with the Municipality

# Post Disaster Vs. Non-Disaster Funding

- Post Disaster funds usually have a more appealing cost share
  - T.S. Lee's HMGP cost share breakdown
    - Federal: 75%
    - State: 22%
    - Local: 3%
  - Non-disaster grants
    - Federal: 75%
    - Local: 25% \*
- \* Depending on the circumstance the cost share could be considerably less!

# Increased Cost of Compliance (ICC)

- Available to flood insurance policyholders
- Can get up to \$30,000 to bring their home/business into floodplain compliance
- Eligible activities:
  - Elevations
  - Relocation
  - Demolition
  - Floodproofing (Only Non-Residential Structures)
- Can help defray costs of HMGP Buyouts\*

\*Situation specific

# Responsibilities (Specifically for buyouts)

- Home Owner
  - Complete: Voluntary Participation Agreement & Hazardous Materials Property Survey
- Municipality
  - Complete: Designation of Agent, Maintenance Agreement & Local Compliance forms
  - Allow us to use their solicitor for closing (cost covered by grant)
- County
  - Scope projects
  - Order Appraisals & Substantial Damage Inspections
  - Prepare and Submit Grant Applications



# Post T.S. Lee Mitigation Efforts

- County mitigation efforts were already underway prior to T.S. Lee
- Lycoming County had a presidential disaster declaration from a flood in April
  - HMGP funds became available so we were ramping up our efforts to scope a buyout grant application
  - A key part to our strategy was public outreach...

# Sept. 7<sup>th</sup>.....

## Flood buyout meeting slated for Lycoming County residents

August 12, 2011

By DAVID THOMPSON (dthompson@sungazette.com) , Williamsport Sun-Gazette

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President Barack Obama has issued a major disaster declaration for some Pennsylvania counties, including Lycoming.

Because of the declaration, local residents whose homes frequently are flooded may apply for funding under the federal Hazard Mitigation Grant Program, county Hazard Mitigation Planner John Lavelle said Thursday during a commissioners meeting.

A meeting will be held at 7 p.m. Sept. 7 in the commissioners board room on the first floor of the Executive Plaza, 330 Pine St., for homeowners who want to participate in the program.

According to Lavelle, the declaration was made following severe storms in late April. The storms caused widespread damage as the result of flooding in the state's Northern Tier.

The program tries to mitigate future disasters by providing funding to allow homeowners to elevate their homes or retrofit them so major utilities and appliances are on upper floors, out of the reach of flood waters.

By far the most successful component of the program in the county is the property acquisition program, which allows repetitively flooded homes to be bought at fair market prices and demolished, Lavelle said.

The property then is deeded to the municipality where it is located and must be kept as open space forever, he said.

So far, more than 140 properties have been purchased in the county through the program, which is voluntary, Lavelle said.

During the meeting, homeowners will receive information about the program. They must complete a letter of intent form and voluntary participation agreement, which must be returned to Lavelle no later than Sept. 27.

The documents then will be forwarded to the Pennsylvania Emergency Management Agency, which will review each property for eligibility.

# Massive Interest

## PLANNING AND COMMUNITY DEVELOPMENT

Commissioners:  
Rebecca A. Burke, Chairperson  
Ernest P. Larson, Vice-Chairperson  
Jeff C. Wheeland, Secretary

Location:  
Executive Plaza  
330 Pine Street  
Williamsport Pennsylvania 17701



www.lyco.org

Kurt Hausammann, Jr., AICP, Director

Voice: (570) 320-2130  
Fax: (570) 320-2135  
e-mail: lycoplan@lyco.org

Mailing Address:  
48 West Third Street  
Williamsport Pennsylvania 17701

To: Interested Property Owner

Subject: Hazard Mitigation Grant Program Project Opportunity Form

On the reverse side of this memo is a Project Opportunity Form which will ask you for your contact information, project description and flooding history. Please complete this form to the best of your ability. It will aid us in determining the project's feasibility and scope.

Please note, by completing this form, you are not obligated to complete the requested project, nor does it commit the County of Lycoming to provide funding for the project. This form is intended to simply identify and evaluate potential mitigation solutions.

Once completed, please submit this form via one of the following options:

- E-mail: [jlavelle@lyco.org](mailto:jlavelle@lyco.org).
- Fax: (570) 320-2135, or
- Mail: Attn: John Lavelle, 48 West 3<sup>rd</sup> Street, Williamsport, PA 17701.

Please complete this Project Opportunity Form and return it to me as soon as feasible.

Please do not hesitate to contact me by e-mail at [jlavelle@lyco.org](mailto:jlavelle@lyco.org) or by phone at (570) 320-2133 if you have any questions regarding this form or your desired mitigation project.

Sincerely,

John Lavelle, CFM  
Hazard Mitigation Planner

## HAZARD MITIGATION PROJECT OPPORTUNITY FORM

### Property Information

Owner's Name (if different than contact): \_\_\_\_\_

Location of Project (ADDRESS): \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

Is the property within the 100-year floodplain? Y / N / Not Sure

Does the owner currently carry flood insurance? Y / N

### Contact Information

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### Brief Description of the Project: (Buyout/Elevation/Ext.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Brief Description of Project to be Solved:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### PLEASE CHECK ANY ITEMS YOU MAY ALREADY HAVE IN YOUR RECORDS:

#### SPECIFIC PROJECT INFORMATION:

Contractor quote for project cost: \$ \_\_\_\_\_

Recent Appraisal \_\_\_\_\_ Elevation Certificate \_\_\_\_\_

#### HISTORICAL INFORMATION ABOUT THE HAZARD YOU WISH TO MITIGATE:

Past Flood Insurance Claims \_\_\_\_\_ Pictures \_\_\_\_\_ Videos \_\_\_\_\_

News Articles \_\_\_\_\_ Other \_\_\_\_\_

# New Outreach Effort

- In an effort to offer multiple resources to flood victims I began working with STEP, Inc. and the United Churches of Lycoming County to organize post-flood outreach meetings
  - I spoke about the Hazard Mitigation Grant Program
  - STEP offered information on two programs:
    - Homes In need
    - Housing Assistance Gap Funding
  - United Church of Lycoming County offered case management assistance

# Municipal Officials Meeting

- Held on Nov. 16<sup>th</sup>, prior to public meetings
- Invited officials from municipalities where homeowners were expressing interest in mitigation projects
- The goal was to ensure that we're all on the same page
- Asked each municipality to rank possible projects and offer any additional insight



# 3 Public Meetings

- Over 110 concerned residences attended
- Flood Victims utilized this meeting to vent and share their experiences
- After these meetings collected 168 project opportunity forms
- Desired projects included: buyouts, elevations & retrofits



# Highlights of HMGP Presentation

- PEMA sets the priorities
  - Substantially damaged primary residences
  - *Circumstances may dictate a different property selection than what is laid out in your buyout policy*
- Timeline
  - 12 - 18 months (being optimistic)
- Voluntary process
  - For both the homeowner and the municipality
- Grants are not guaranteed
  - Go on living your life as though the buyout is not going to happen, until it does
- Duplication of benefits
  - Track repair costs and document everything

# Since then...



- The County has compiled 4 grant applications
- # of properties: 21
- # of substantially damaged homes: 20
- Total Cost: \$4,242,050

# Where do you go from here?

- Unified Hazard Mitigation Assistance (UHMA)
  - A nationally competitive grant
  - Standard cost share: 75% Federal – 25 % Local
  - All proposed projects must have a benefit cost ratio (BCR) of 1.0 or better
  - If you're interested in this grant, you must send Letter of Intent Form to the State Hazard Mitigation Officer (SHMO)
  - For more information contact the PEMA
    - Tom Hughes, SHMO
    - Phone: (717) 651-2726
    - E-mail: [thughes@pa.gov](mailto:thughes@pa.gov)

# Hazard Reduction Planner

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